

———— Sustainability Bond Evaluation by Japan Credit Rating Agency, Ltd. ————

Japan Credit Rating Agency, Ltd. (JCR) announces the following Sustainability Bond Preliminary Evaluation Results.

JCR Assigned preliminary SU 1 to the Bonds of Mitsui Fudosan Logistics Park Inc.

Subject	:	Mitsui Fudosan Logistics Park Inc. The First Unsecured Investment Corporation Bonds
Type	:	Investment Corporation Bonds
Issue Amount	:	To be determined
Interest Rate	:	To be determined
Issue Date	:	To be determined
Redemption Date	:	To be determined
Method of Repayment	:	Bullet
Use of Proceeds	:	Refinancing of funds to acquire assets held

<Sustainability Bond Preliminary Evaluation Results>

Overall evaluation	SU1
Greenness and Social Beneficial Impacts Evaluation (Use of proceeds)	gs1
Management, Operation and Transparency Evaluation	m1

Chapter 1: Evaluation Overview

Mitsui Fudosan Logistics Park Inc. (the “Investment Corporation”) was established on March 4, 2016, and listed on the Tokyo Stock Exchange (real estate investment trust securities market) on August 2, 2016. The sponsor (100% stake) of Mitsui Fudosan Logistics REIT Management Co., Ltd. (the “Asset Management Company”), an asset management company, is Mitsui Fudosan Co., Ltd. With logistics facilities as the main investment target, a system has been established to build a strategic collaborative relationship with Mitsui Fudosan, a comprehensive developer, to expand the logistics business in conjunction with Mitsui Fudosan, with the development function being undertaken by Mitsui Fudosan, the management function being undertaken by the Asset Management Company and

Mitsui Fudosan, and the holding function being undertaken by the Investment Corporation as the core role. This is the first listed investment corporation to be named "Mitsui Fudosan" as a J-REIT sponsored by Mitsui Fudosan.

Mitsui Fudosan calls advanced logistics facilities with quality that meet the diversification needs of various entities involved in logistics facilities (tenants, employees working at logistics facilities, and local communities) in addition to offering high-efficiency, convenience, and safety MFLP (Mitsui Fudosan Logistics Park), and the Investment Corporation's policy is to invest heavily in MFLP. The current portfolio is 20 properties with an aggregate acquisition price of JPY282.4 billion.

The subject of this evaluation is the first unsecured investment corporation bonds (the "Bonds") that the Investment Corporation is planning to issue. The proceeds of the Bonds will be 100% allocated to refinance the funds to acquire MFLP Kawaguchi I and MFLP Ibaraki, properties that satisfy the eligibility criteria in the Sustainability Finance Framework established by the Investment Corporation. Both properties satisfy the Green Eligibility Criteria, and MFLP Kawaguchi I is expected to contribute to the development of basic infrastructures and socio-economic advancement and empowerment for local residents. Based on the above, JCR evaluates that the use of proceeds of the Bonds is projects with environmental improvement effects and social benefits.

System for addressing environmental and social issues are properly established, and systems are in place for specialized departments and management teams to be involved in the selection and process of projects subject to the use of proceeds. Fund management is conducted in a predetermined manner by the department in charge. Information disclosed as reporting has clear environmental improvement effects and social benefits. Based on the above, JCR confirmed that the Investment Corporation has a strong management and operational system and high transparency in implementing sustainability finance.

Based on the JCR Sustainability Finance Evaluation Methodology, JCR assigns "gs1" for the preliminary evaluation of the "Green Social Evaluation (Use of Proceeds)" and "m1" for the preliminary evaluation of the "Management, Operation and Transparency Evaluation." As a consequence, JCR evaluates "SU 1" for the "JCR Sustainability Bond Preliminary Evaluation." Evaluation results are discussed in detail in the next chapter. The Bonds are considered to meet the standards for items required in the Green Bond Principles, the Social Bond Principles, the Sustainability Guidelines, and the Green Bond Guidelines issued by the Ministry of the Environment.¹²³⁴

¹ ICMA (International Capital Market Association) Green Bond Principles 2018 Version

<https://www.icmagroup.org/assets/documents/Regulatory/Green-Bonds/Green-Bonds-Principles-June-2018-270520.pdf>

² Social Bond Principles 2018 <https://www.icmagroup.org/green-social-and-sustainability-bonds/social-bond-principles-sbp/>

³ ICMA Sustainability Bond Guidelines 2018

<https://www.icmagroup.org/assets/documents/Regulatory/Green-Bonds/Sustainability-Bonds-Guidelines-June-2018-270520.pdf>

⁴ Green Bond Guidelines 2020 <https://www.env.go.jp/press/files/jp/113511.pdf>

Chapter 2: Current Status of the Project on Each Evaluation Factor and JCR's Evaluation

Evaluation Phase 1: Greenness and Social Beneficial Impacts Evaluation

JCR assigns "gs1", the highest grade, to "Evaluation Phase 1: Greenness and Social Beneficial Impacts Evaluation"

Rationale: 100% use of proceeds of the Framework will be allocated to a green or social project, considering the factors described below.

(1) JCR's Key Consideration in This Factor

In this section, JCR begins by checking whether proceeds are used for projects with clear environmental improvement effects or projects with social benefits. Next, in cases where the use of proceeds is expected to have a negative impact on the environment and society, the impact is fully examined by an internal specialized department or an external third-party organization to confirm whether necessary measures for avoidance and mitigation have been taken. Finally, JCR confirms consistency with the Sustainable Development Goals (SDGs).

(2) Current Status of Evaluation Targets and JCR's Evaluation

The Investment Corporation has defined the following uses of proceeds in its Sustainability Finance Framework. As a result of evaluating the framework, JCR evaluates that eligibility criteria specified in the framework cover properties with environmental improvement effects or social benefits and assigns SU 1 (F) to the framework.

2.1. Eligible Assets to Be Invested in

Procurement funds from sustainability financing (hereinafter referred to as "procurement funds") will be appropriated to funds for the new acquisition of specified assets (green finance, which covers green qualified assets (as defined below), and sustainability finance, which covers green qualified assets and sustainability qualified assets (as defined below), as well as funds for the refinancing of loans and investment corporation bonds required for the new acquisition of such assets.

2.2. Eligibility Criteria

Green eligible assets are those that meet the Green Eligibility Criteria described below. Sustainability eligible assets are those that meet the Green Eligibility Criteria and the Socially Eligibility Criteria described below (Green eligible Assets and sustainability eligible assets, collectively, the "Eligible Assets").

2.3. Green Eligibility Criteria

Certified or to be re-certified by one of the following (1) through (5) third-party certification bodies ("Green Building Certification") or re-certified in the future.

- (1) Three stars or more in DBJ Green Building Certification (from the top to three levels)
- (2) Three stars or more in BELS Certification (from the top to three levels)
- (3) B+ or higher in CASBEE Certification (from the top to three levels)
- (4) Silver, Gold or Platinum in LEED Certification (from the top to three levels)
- (5) The same evaluation level among third-party certifications other than the above certifications.

2.4. Social Eligibility Criteria

New and existing properties that meet two or more of the criteria from (1) to (3) below.

(1) Development of Basic Infrastructure for Regional Revitalization

Contributing to "urban development" including surrounding areas through the use of sites, etc., such as the provision of green spaces in which people gather in consideration of the needs of local governments, etc.

(2) Access to essential services to daily life

Disaster prevention measures such as evacuation sites in the event of a disaster and provide of equipment to local residents.

Contributing to local communities through the establishment of certification child care facilities, etc.

(3) Socioeconomic Improvement and Empowerment

Contributing to local communities and the economy through the creation of jobs by tenant companies and the hiring of local companies in construction work

Outline of the use of proceeds

The proceeds of the Bonds will be used in full to refinance the funds to acquire MFLP Kawaguchi I and MFLP Ibaraki.

MFLP Kawaguchi I

Property Name	MFLP Kawaguchi I
Address	Ryoke 4-3342-1, Kawaguchi City, Saitama Prefecture
Major Applications	Logistics facilities
Total Floor Area	49,838m ²
Area that can be rented	48,119m ²
Floors	Four floors
Completion	October 31, 2019
Environmental Certification	5 stars in BELS S-Rank in CASBEE Saitama
Characteristics	<ul style="list-style-type: none"> In addition to better access to expressways, the proximity to Loop Line 7 and Loop Line 8 offers excellent delivery efficiency to central Tokyo. In addition, there are buses coming out of "Kawaguchi" and "Akabane" stations on the JR Keihin Tohoku Line, and the bus is convenient to commute about 1 minute from the nearest bus stop, and the surrounding area is a bed town in Tokyo, so it is easy to secure employees. In case of emergency, lighting is backed up in every place, and manhole-type toilets, kamado benches, emergency generators, and emergency storage warehouses are set up in open spaces to prepare for disasters.

MFLP Ibaraki

Property Name	MFLP Ibaraki
Address	4 Akane, Saito, Ibaraki City, Osaka
Major Applications	Logistics facilities
Total floor area	230,435m ²
Area that can be rented	208,699m ²
Floors	Six floors
Completion	August 26, 2017
Environmental Certification	A Rank in CASBEE Osaka
Characteristics	<ul style="list-style-type: none"> • The largest flagship property in the inland area of Osaka, where tenant demand is strong • In addition to Meishin High Speed, the IC of Shin-Meishin High Speed is in close proximity, the property is located at a location that is extremely convenient not only for delivery in the neighborhood areas such as Osaka, Kyoto, and Kobe, but also for wide-area delivery nationwide. The residential area is expanding in the area surrounding the property, and further, the use of shuttle buses from the nearest station can be expected to secure a smooth labor force. • The property has adopted a seismic insulation structure for warehouses and ramp ways, and has emergency generators, security systems, cafeterias and retail stores, LED lighting, and sky lounges, which differentiate it from competitors to increase the added value

a. On the environmental improvement effects and social benefits of the projects

- i. The funds will be 100% allocated to projects that meet the Investment Corporation's eligibility criteria, and high environmental improvement effects and social benefits are expected.

Environmental Improvement Effects of the Use of Proceeds

Among the projects subject to the use of proceeds of the Bonds, MFLP Kawaguchi I got five stars in BELS and S rank in CASBEE Saitama Prefecture MFLP Ibaraki got A rank in CASBEE Osaka Prefecture. The facilities meet the Green Eligibility Criteria set forth in the Sustainability Finance Framework.

Accordingly, JCR evaluates the use of proceeds of the Bonds as having a high environmental improvement effect.

Social Benefits of the Use of Proceeds

Among the projects subject to the use of proceeds of the Bonds, JCR evaluates that MFLP Kawaguchi I contributes to the development of basic infrastructures and socio-economic advancement and empowerment among the eligible criteria for social projects stipulated in its Sustainability Finance Framework. The following is an overview of social characteristics.

MFLP Kawaguchi I is being developed by Mitsui Fudosan being selected from among a number of candidates from the selection of the former site of the sewage treatment plant and sanitation center owned by Kawaguchi City for sale.

In the Guidelines for Implementation of Proposals for Sale, Kawaguchi City asked the Land Use Plan to make proposals in consideration of the creation of mid-town areas, plans contributing to the promotion of industries in Kawaguchi City, participation and utilization of local enterprises, and consideration and contribution to the neighborhood. In response to this, Mitsui Fudosan is proposing to contribute to the surrounding area by utilizing local companies at the time of construction and management of this facility, creating greenery through tree planting on the premises of this facility, providing supplies to neighboring residents in the event of a disaster, such as kamado benches, emergency power supplies, and disaster prevention stockpiles, providing a place to rest by setting up open vacant areas, and creating and distributing leaflets to encourage local companies. JCR evaluates that these are contributing to "urban development to create an environment for coexistence with residential and industrial facilities with a warm-up," which are future urban areas in the Kawaguchi City's "Kawaguchi City Urban Plan Basic Policy" (March 2011), and "increasing the amount of greenery in the city and aiming for a green leap town," which is a future urban image in Kawaguchi City in the "Basic Green Plan in Kawaguchi City" (September 2008).

In addition, these initiatives include "creating space for local residents," "creating jobs and hiring local dealers," and "promoting the use of neighboring stores," and these slogans aim at realizing MFLP's business statements "Link Together, Develop Together."

Based on the above, JCR evaluates MFLP Kawaguchi I as having social benefits.

- ii. **Among the use of proceeds, green projects are applicable to “green buildings which meet regional, national or internationally recognized standards or certifications” and “energy conservation business” among the uses of proceeds exemplified under the “Green Bond Principles” and “Green Loan Principle”, “Green Buildings related business” and “energy efficiency related business” among the uses of proceeds exemplified under the “Green Bond Guideline” and the “Green Loan and Sustainability linked Loan Guidelines”. Social projects are applicable to "basic infrastructure development" and "socio-economic advancement and empowerment" for local residents among the uses of proceeds defined under the “Social Bond Principles.”**

b. Assessment of Possible Negative Impacts on Environment and/or Social Aspects

The Asset Management Company conducts due diligence when acquiring properties subject to the use of proceeds and decides to acquire them after confirming that there are no problems.

From this, JCR evaluates the properties subject to the use of proceeds of the Bonds as unlikely to have a negative impact on the environment and society.

c. Consistency with SDGs

i. Consistency with ICMA's SDGs mapping

JCR evaluates projects eligible for funding contribute to the following SDGs goals and targets in light of ICMA's SDGs mapping.



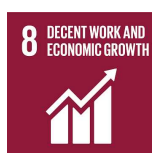
Goal 5: Gender Equality

Target 5.4. Recognize and value unpaid care and domestic work through the provision of public services, infrastructure and social protection policies and the promotion of shared responsibility within the household and the family as nationally appropriate.



Goal 7: Affordable and clean energy

Target 7.3. By 2030, double the global rate of improvement in energy efficiency.



Goal 8: Decent work and economic growth

Target 8.4. Improve progressively, through 2030, global resource efficiency in consumption and production and endeavor to decouple economic growth from environmental degradation, in accordance with the 10-year framework of programs on sustainable consumption and production, with developed countries taking the lead.



Goal 9: Industry, innovation and infrastructure

Target 9.1. Develop quality, reliable, sustainable and resilient infrastructure, including regional and transborder infrastructure, to support economic development and human well-being, with a focus on affordable and equitable access for all.

Target 9.4. By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities.



Target 11: Sustainable cities and communities

Target 11.3. By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries.



Target 11.6. By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management.

ii. Consistency with measures to achieve Japan SDGs

JCR confirmed that the projects subject to the use of proceeds are consistent with the following items in the "Specific Measures for Achieving SDGs" set forth by the Government of Japan as SDGs goals.⁵

Implementation Guideline 4. Development of sustainable and tough national land and quality infrastructure

⁵ Specific measures of the Sustainable Development Goals (SDGs) Implementation Guidelines established by the Sustainable Development Goals (SDGs) Promotion Headquarters, which is composed of the national ministers.

Domestic measures			
Strategy Overview	Target	Indicators	
<p>1. Promotion of Priority Plan for Social Infrastructure Development</p> <p>2. Promotion of Basic Plan for Residents' Living</p>	<p>1. The 4th Priority Plan for Social Infrastructure Development (2015-2020) Promotes the effective utilization, consolidation, and reorganization of existing stocks to respond to the four structural challenges of urgent weather disasters, accelerating infrastructure aging, rural fatigue due to population decline, and intensifying international competition.</p> <p>2. Based on the Basic Plan for Housing and Living, we will realize a living environment in which young households, child-rearing households, and the elderly can live with peace of mind, and ensure the stability of housing despite the need for special consideration in securing housing.</p>	 	<p>1. Follow-up Status Based on the Fourth Priority Plan for Social Infrastructure Development</p> <p>2. Follow-up Status Based on the Basic Plan for Housing and Living</p>

(Reference) Certification System for Each Green Building

1. BELS

BELS is English acronym for Building-housing Energy-efficiency Labeling System. BELS is a building energy efficiency performance indicator system under which third-party assessment bodies evaluate and accredit the energy efficiency performance of new and existing buildings. The outer skin performance (performance standards and specification standards) and primary energy consumption (performance standards and specification standards) are subject to evaluation, and the evaluation results are expressed in stars according to the achievement values of the energy efficiency standards. High evaluation requires excellent energy-efficiency performance. In BELS, the numbers of stars are ranked from one to five, based on BEIs (Building Energy Index). BEI is a measure of energy efficiency performance that uses the designed primary energy consumption as the molecular weight and the standard primary energy consumption as the denominator, and is compared with the standard value. One star is the existing energy saving standard, two stars is the energy saving standard, and three stars are the guiding standard.

2. CASBEE

CASBEE is an acronym for the English name of Comprehensive Assessment System for Built Environment Efficiency.

This is a method for evaluating and rating the environmental performance of buildings. In April 2001, the Comprehensive Environmental Evaluation Research Committee for buildings was established as a

joint project with industry, government, and academia with the support of the Housing Bureau of the Ministry of Land, Infrastructure, Transport and Tourism. Since then, the committee has been continuously conducting development and maintenance. In addition to CASBEE for Buildings and CASBEE for Urban Development, assessment tools include CASBEE for Real Estate developed to provide easy-to-understand environmental performance to the real estate market.

The evaluation results are divided into five grades: Rank S (Excellent), Rank A (Very Good), Rank B+ (Good), Rank B- (Slightly Poor), and Rank C (Poor) (CASBEE for real estate scoring has four grades: Rank S (Excellent), Rank A (Very Good), Rank B+ (Good), and Rank B (Satisfaction of mandatory items)).

Evaluation Phase 2: Management, Operation and Transparency Evaluation

JCR assigns "m1", the highest rating on JCR evaluation Phase 2: Evaluation on Management and Operation and Transparency.

Rationale: These projects have allocated the funding and implemented the business as planner through a firmly equipped management and operation system and high transparency as described below.

1. Appropriateness and Transparency Concerning Selection Standard and Processes of Use of Proceeds

(1) JCR's Key Consideration in This Factor

In this section JCR evaluates the objectives to be achieved through sustainability bonds, the appropriateness of project selection criteria and processes, and the appropriateness of the process, and the appropriateness of the process to be properly disclosed to investors and others.

(2) Current Status of Evaluation Targets and JCR's Evaluation

a. Goals

The Investment Corporation has set the following goals for the development of the Sustainability Finance Framework.

1.2. Purpose and Background of the Formulation of the Framework

Mitsui Fudosan Co., Ltd. (hereinafter referred to as "Mitsui Fudosan") is the sponsor of the Investment Corporation and forms a strategic partnership in the logistics facility business. Mitsui Fudosan has formulated a statement entitled "Link Together, Develop Together." In addition to expanding business and enriching society, Mitsui Fudosan is creating new value by contributing to regional and urban development. In addition, the Mitsui Fudosan Group's long-term management policy, "VISION 2025," aims to "build a sustainable society through urban development." Each urban development will contribute to the resolution of a wide range of issues facing society, including the declining birthrate and aging population, environmental issues, safety and security in people's lives, and the creation of new industries. We believe that this will lead to the creation of social value and, in turn, the enhancement of the corporate value of the Mitsui Fudosan Group. In recent years, corporate responsibility for sustainability, such as environmental, social, and governance (ESG) issues, has grown increasingly interested. With regard to realizing these philosophies and objectives, the Investment Corporation has decided to formulate this framework based on the belief that the formulation of the Sustainability Finance Framework will lead to the enhancement of unitholder value over the medium to long term and the fulfillment of its social responsibility (CSR) as a corporate citizen.

The targets of the use of proceeds of the Bonds are those for which environmental improvement effects and social benefits can be expected, and JCR evaluates that the issuance of the Bonds is consistent with the purpose of the framework.

b. Eligibility Criteria

The standards for selecting the use of proceeds of the Bonds are as described in Phase 1. JCR evaluates the selection criteria is expected to have high environmental improvement effects and social benefits.

c. Process

The Sustainability Promotion Committee of the Asset Management Company (a consultative body with expertise in sustainability which is chaired by the President and the General Manager of the Investment Management Division and the General Manager of the Finance Division as full-time members) assesses whether projects eligible for use of proceeds are eligible for use in green finance or sustainability finance. In addition, to procure funds for the purpose of using the property determined by the above process is determined by the Management Committee chaired by the President of the Asset Management Company. JCR evaluates that the management is involved in the selection process and that the institutional decision-making process is clear.

2. Appropriateness and Transparency of Management of the Proceeds

(1) JCR's Key Consideration in This Factor

It is usually assumed that the management of proceeds methods vary by issuers. JCR confirms that the proceeds procured through the issuance of sustainability bonds will be allocated to green and social projects, and that an internal system are in place to easily track the status of proceeding.

JCR also emphasizes assessing whether the proceeds procured through sustainability bonds are expected to be allocated promptly for projects, as well as how to manage and manage unallocated amounts.

(2) Current Status of Evaluation Targets and JCR's Evaluation

The proceeds by the issuance of the Bonds will be used in full within one month to refinance the proceeds of the acquisitions of MFLP Kawaguchi I and MFLP Ibaraki described in Phase 1, and are not expected to be used for any other purposes.

Tracking management of the Bonds is scheduled to be tracked by a person in charge of the Finance Division of the Asset Management Company using a special form. Such tracking management is subject to internal and accounting audits in order to be regularly reviewed by the head of the Finance Division. The internal control system is also properly established.

The Bonds will be used to refinance the funds for the acquisition of the above two logistics facilities within one month after the procurement, so there will be no unallocated amounts at the time of the issuance of the Bonds. On the other hand, the Investment Corporation will shift to portfolio management in the event that unallocated amount arise for the redemption of sustainability finance due to, for example, the sale of projects subject to the use of proceeds. Specifically, it will manage the outstanding balance of sustainability finance so that it does not exceed the "Sustainability Eligible Debt Amount" (total Sustainability Eligible Assets multiplied by the ratio of interest-bearing debt to total assets).

JCR evaluates the appropriateness and transparency of fund management by the Investment Corporation as high.

3. Reporting

(1) JCR's Key Consideration in This Factor

In this section, JCR evaluates at the time of the issuance of sustainability bonds whether the disclosure system for investors before and after the issuance of sustainability bonds is planned in detail and in an effective manner.

(2) Current Status of Evaluation Targets and JCR's Evaluation

a. Reporting on the status of allocation of funds

The use of proceeds of the Bonds will be disclosed in the Amended Issue Registration Statement. Until the proceeds are used fully, the amount allocated for each category and the unallocated amounts will be disclosed on the Investment Corporation's website as a report on the allocation of funds. The Investment Corporation's website will also disclose responses in the event of changes, such as the sale of properties subject to the use of proceeds. Based on the above, JCR evaluates that reporting on the allocation of funds is appropriate.

b. Reporting on environmental improvement effects and social benefit

The Investment Corporation plans to disclose the following items as impact reporting for the Bonds.

(1) Environmental improvement effects

Status of Green Building Certification and Certification Levels Included in “2.3. Green Eligibility Criteria.”

(2) Social benefits

Output indicators	Number of Social Eligible Assets
Outcome Indicators	<p>(1) Development of Basic Infrastructure for Regional Revitalization</p> <ul style="list-style-type: none"> - Outline of the project (target asset) - Number of facilities with seismic isolation structures <p>(2) Access to services essential to daily life</p> <ul style="list-style-type: none"> - Number of facilities designated as evacuation sites in the event of a disaster - Number of facilities installed by disaster vendors - Number of facilities with disaster prevention stockpiles - Number of facilities installed at Kamado Bench - Number of facilities installed for disaster toilets and number of facilities installed for emergency power supply facilities - Number of certification daycare facilities <p>(3) Socioeconomic Advancement and Empowerment</p> <p>The following items will lead to the promotion of</p>

	<p>employment by more local residents</p> <ul style="list-style-type: none"> - Number of local residents' employment facilities in the subject property - Number of hired facilities of local enterprises in construction work
Impact	<p>Contribute to communities by supporting local communities and local economies through active communication with local residents and municipalities, and by creating a comfortable living environment for local residents</p>

JCR evaluates that the disclosure items and frequency of disclosure related to the Bonds specified by the Investment Corporation are appropriate.

4. Organization's Sustainability Initiatives

(1) JCR's Key Consideration in This Factor

In this section JCR evaluates whether the issuer's management positions sustainability issues as a high priority issue or whether the issuer's policies and processes for issuing sustainability bonds and criteria for selecting projects are clearly positioned by establishing a department specializing in sustainability issues, including those related to the environment and society, or by collaborating with external organizations.

(2) Current Status of Evaluation Targets and JCR's Evaluation

The Investment Corporation has established a basic philosophy of building strategic collaborative relationships (strategic partnerships) with its sponsor, Mitsui Fudosan, in the logistics facilities business and aiming to maximize unitholder value with logistics properties as the main investment target. Through the establishment of strategic partnerships, it aims to maximize unitholder value by achieving sustainable growth as well as Mitsui Fudosan's logistics function business. This policy includes development (development of logistics facilities), management (operation and management of logistics facilities), and ownership (ownership of logistics facilities). Mitsui Fudosan is in charge of development functions, and Mitsui Fudosan and the Asset Management Company are in charge of management functions and the Investment Company is in charge of holding functions. In its portfolio construction policy, the Investment Corporation will invest heavily in MFLP (advanced logistics facilities with Mitsui Fudosan quality) centered on advanced logistics facilities developed by Mitsui Fudosan, and all logistics properties in the current portfolio are MFLP. With regard to ESG, the Investment Corporation and the Asset Management Company share Mitsui Fudosan's policy and work in cooperation with it.

The group vision which is set forth by Mitsui Fudosan Group, **&EARTH**, specializes in ESG and represents that the urban development by the group is always in step with the Earth and is aiming for a society in which both people and the Earth become more affluent. The group has been considering ESG initiatives as a high-level management issue, and is actively promoting ESG management. In addition to streamlining logistics, the above-mentioned MFLP also implements initiatives to contribute to local communities, such as consulting support for tenant companies to create jobs and secure personnel, hiring local contractors in construction work, and promoting the use of neighboring stores by facility employees.

As Mitsui Fudosan is working to strengthen and improve the ESG of the group as a high-level management issue, the Investment Corporation and the Asset Management Company share the philosophy with Mitsui Fudosan and are implementing various measures related to ESG with the purpose of improving the value of the Investment Corporation itself and contributing to society. Specifically, in November 2017, the Asset Management Company established the "ESG (Environmental, Social and Governance) Policy" and, in collaboration with Mitsui Fudosan, is implementing initiatives to address ESG issues such as "acquisition of green buildings that take the environment into account," "efforts for tenants and local communities," and "efforts for governance that take the interests of unitholders into consideration." The Investment Corporation, together with the Asset Management Company, conducts its business in accordance with these policies.

In the measure on ESG, "1. Consideration and Response to the Environment," the Asset Management Company will always take into account the direct or indirect impact of its investment management operations on the environment and take measures to improve environmental efficiency and reduce environmental impact. In addition, in "2. Consideration and Response to Society," the Asset Management Company aims to fulfill its required social responsibilities by building good relationships with it, the Investment Corporation, and various stakeholders surrounding the real estate in which the Investment Corporation invests, and striving to actively collaborate and cooperate in its business activities. JCR evaluates the Investment Corporation's clear ESG goals and high transparency.

Mitsui Fudosan Logistics REIT Management ESG Policy (excerpt)

1. Consideration and response to the environment
 - (1) Energy saving and the reduction of CO2 emissions
 - (2) Conservation of the water resources and promotion of resource saving and waste reduction
 - (3) Utilization of green building certification system, etc.
 2. Consideration and Response to Society
 - (1) Respect for human rights
 - (2) Efforts for better amenity and safety and security
 - (3) Consideration to local communities
 - (4) Approach to officers and employees
 - (5) Sustainable procurement
-

These initiatives that contribute to the environment and society are to be implemented in collaboration with the expert departments related to the logistics facility business of the Asset Management Company and the sponsor, Mitsui Fudosan. In addition, in order to obtain GRESB and other environmental-related certifications, the Investment Corporation has asked external expert companies to provide consulting services, and collaborates with external specialists to conduct business.

The Asset Management Company established the Sustainability Promotion Committee in 2020. In the past, the ESG topics were discussed in the management committee, which was the supreme organization, as there was no committee specializing in ESG. However, the Sustainability Promotion Committee was established in an attempt to visualize ESG-related initiatives based on a high level of awareness by the management of the Asset Management Company regarding sustainability for the future. At the Asset Management Company, various ESG-related businesses are executed by the Investment Management Division (Investment Planning Team and Investment Management Team) and the Finance Division (Financial Planning Team) mainly through the committee.

In the Investment Corporation, the Sustainability Promotion Committee of the Asset Management Company is clearly involved as an organization in the selection of projects, for example, by making decisions on the evaluation and selection of eligibility criteria as a specialized department.

JCR considers sustainability issues of these organizations as high priority. JCR also evaluates that departments with expert knowledge are clearly involved as organizations in the procurement policies and processes for sustainability finance and the selection of projects.

■ Evaluation Result

Based on JCR Sustainability Finance Evaluation Methodology, JCR assigns “gs1” for the preliminary evaluation of the "Greenness and Social Beneficial Impacts Evaluation (Uses of proceeds)" and “m1” for the preliminary evaluation of the "Management, Operation and Transparency Evaluation." As a result, JCR assigns “SU 1” on the overall "JCR Sustainability Bond Preliminary Evaluation." In addition, the Bonds are considered to meet the standards for the items required in the Green Bond Principles, the Social Bond Principles, the Sustainability Bond Guidelines, and the Ministry of the Environment's Green Bond Guidelines.

[JCR Sustainability Finance Evaluation Matrix]

		Management, Operation and Transparency Evaluation				
		m1	m2	m3	m4	m5
Greenness and Social Beneficial Impacts Evaluation	gs1	SU 1	SU 2	SU 3	SU 4	SU 5
	gs2	SU 2	SU 2	SU 3	SU 4	SU 5
	gs3	SU 3	SU 3	SU 4	SU 5	Not qualified
	gs4	SU 4	SU 4	SU 5	Not qualified	Not qualified
	gs5	SU 5	SU 5	Not qualified	Not qualified	Not qualified

■ Scope of Evaluation

Issuer: Mitsui Fudosan Logistics Park Inc. (Security code: 3471)

Assignment

Subject	Issue Amount	Issue Date	Redemption Date	Interest Rate	Preliminary Evaluation
The First Unsecured Investment Corporation Bonds	To be determined	To be determined	To be determined	To be determined	JCR Sustainability Bond Evaluation: SU1 Greenness and Social Beneficial Impacts Evaluation : gs1 Management, Operation and Transparency Evaluation : m1

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Important explanation of sustainability bond Evaluation

1. Assumptions, Significance, and Limitations of JCR Sustainability bond Evaluation

JCR Sustainability Bond Evaluation, which is granted and provided by Japan Credit Rating Agency, Ltd. (JCR), is a comprehensive opinion of JCR's current status on the extent to which the proceeds procured through the issuance of the Sustainability Bond to be evaluated will be appropriated for Green Projects and Social Projects as defined by JCR, as well as the extent to which management, operation and transparency initiatives related to the use of the proceeds of the Sustainability Bond are undertaken. JCR Sustainability Bond Evaluation does not fully represent the appropriation of the proceeds procured through the Sustainability Bond and the extent to which management, operation and transparency efforts are undertaken in relation to the use of the proceeds.

JCR Sustainability Bond Evaluation evaluates plans and conditions, such as the appropriation of proceeds at the time of issuance or at the time of issuance of the Sustainability Bond, and does not guarantee the appropriation of proceeds in the future. In addition, JCR Sustainability Bond Evaluation does not prove the effectiveness of the Sustainability Bond on environmental and social issues, and does not assume responsibility for its effects on environmental and social issues. In principle, JCR does not directly measure the impact of proceeds procured through the issuance of sustainability bonds on environmental and social issues, although JCR confirms that they are quantitatively and qualitatively measured by the issuer or a third party requested by the issuer.

2. Methods used in the conduct of this evaluation

The methods used in this evaluation are listed on JCR website (Sustainability finance and ESG in <https://www.jcr.co.jp/en/>) as JCR Sustainable Finance Evaluation Method.

3. Relationship with Acts Related to Credit Rating Business

JCR Sustainability bond Evaluation is determined and provided by JCR as a related business, which is different from the activities related to the credit rating business.

4. Relationship with Credit Ratings

The Evaluation differs from the Credit Rating and does not promise to provide or make available for inspection a predetermined Credit Rating.

5. Third-Party Evaluation of JCR Sustainability bond

There is no capital or personnel relationship between the subject of this evaluation and JCR that may give rise to conflicts of interest.

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■Glossary

JCR Sustainability Bond Evaluation evaluates the extent to which the proceeds procured from the issuance of the Sustainability Bond are appropriated for Green Projects or Social Projects as defined by JCR, as well as the level of management, operation, and transparency initiatives related to the use of proceeds for the relevant Sustainability Bond. Evaluations are performed on a five-point scale, from the top to the top, using SU1, SU2, SU3, SU4, and SU5 valuation symbols.

■Sustainable finance of registration as an external assessor of sustainable finance

- Ministry of the Environment's external green bond reviewer registration
- ICMA (registered as an observer with the International Capital Markets Association)

■Status of registration as a credit rating agency, etc.

- Credit Rating Agency: the Commissioner of the Financial Services Agency (Rating) No.1
- EU Certified Credit Rating Agency
- NRSRO: JCR has registered with the following four of the five credit rating classes of the Securities and Exchange Commission's NRSRO(Nationally Recognized Statistical Rating Organization. (1)Financial institutions, broker dealers, (2) insurance companies, (3) general business corporations, and (4) government and local governments. If the disclosure is subject to Section 17g-7(a) of the Securities and Exchange Commission Rule, such disclosure is attached to the news releases posted on JCR website (<https://www.jcr.co.jp/en/>).

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